

Executive Summary Report

Characteristics Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Bothell / E Kenmore / 38

Last Physical Inspection: 2002

Improved Analysis Summary:

<i>Population:</i>	4826
<i>Number of Sales:</i>	532
<i>Range of Sale Dates:</i>	1/1/01 through 12/31/02
<i>Weighted Mean:</i>	97.0%
<i>COV*:</i>	7.45%
<i>Average sales price:</i>	\$307,000
<i>Average Assessed Value:</i>	\$297,800

*COV is a measure of uniformity, the lower the number, the better the uniformity.

All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. Sales excluded were parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2002 and parcels with a 2002 assessed improvements value of \$10,000 or less.

The population number excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2002 and parcels with a 2002 assessed improvements value of \$10,000 or less.

Summary of Findings:

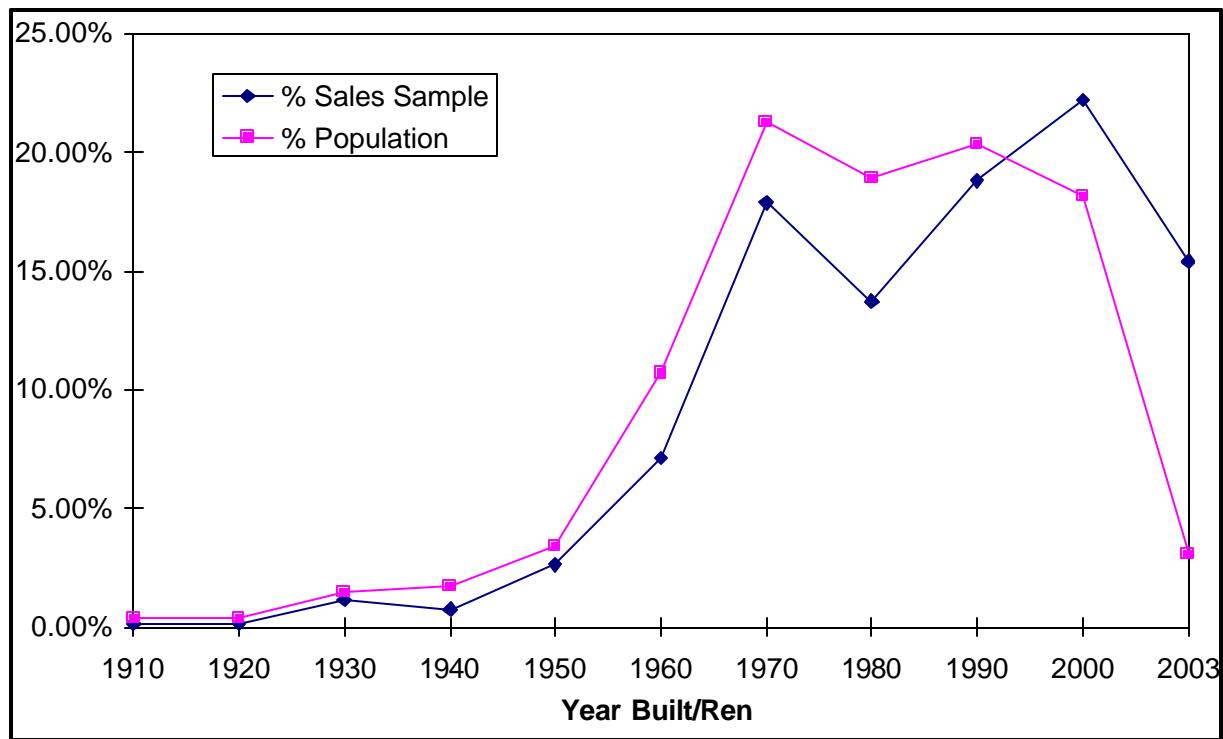
The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living area, views, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics having adequate representation that required adjustment to improve uniformity. Due to its satisfactory assessment level and uniformity, no further adjustment is indicated for the 2003 assessment roll.

The Annual Update values described in this report maintain assessment levels, uniformity and equity. It is recommended that the 2002 roll values be carried forward and posted to the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.19%
1920	1	0.19%
1930	6	1.13%
1940	4	0.75%
1950	14	2.63%
1960	38	7.14%
1970	95	17.86%
1980	73	13.72%
1990	100	18.80%
2000	118	22.18%
2003	82	15.41%
	532	

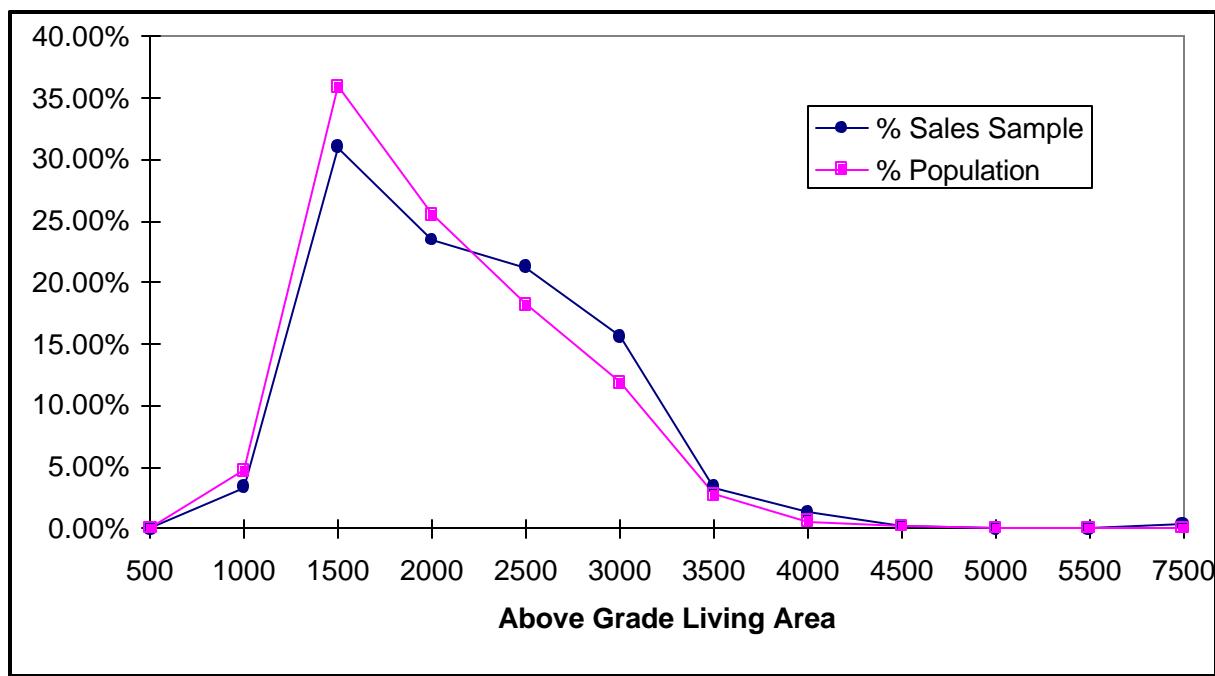
Population		
Year Built/Ren	Frequency	% Population
1910	19	0.39%
1920	18	0.37%
1930	73	1.51%
1940	85	1.76%
1950	166	3.44%
1960	517	10.71%
1970	1027	21.28%
1980	913	18.92%
1990	982	20.35%
2000	877	18.17%
2003	149	3.09%
	4826	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

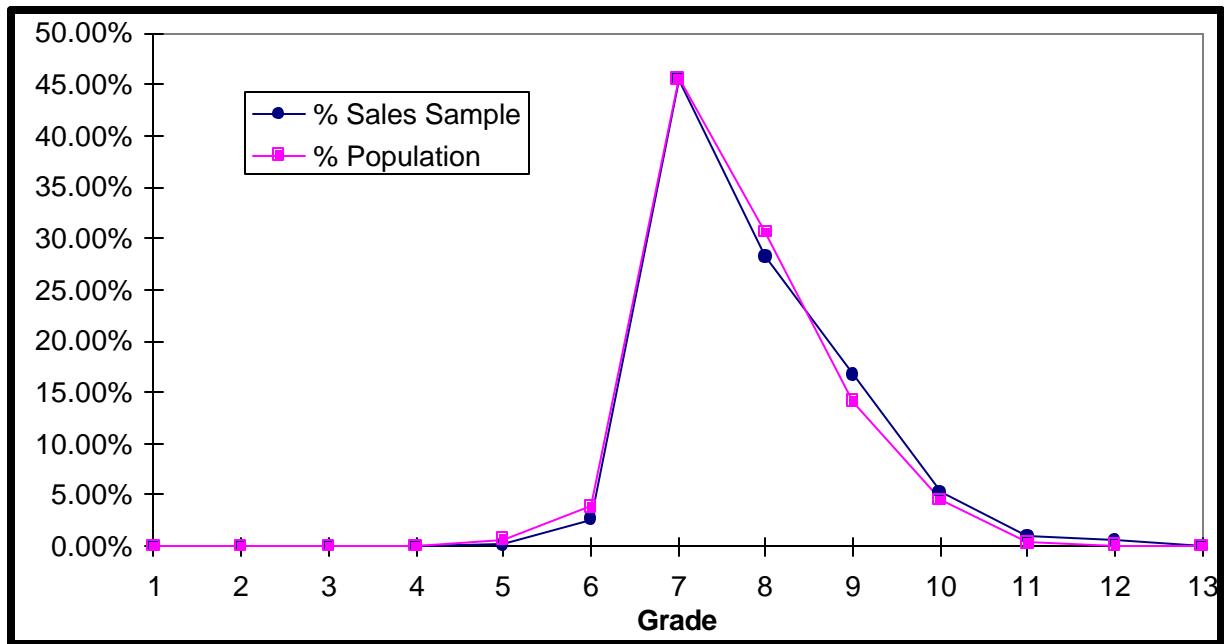
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.06%
1000	18	3.38%	1000	226	4.68%
1500	165	31.02%	1500	1733	35.91%
2000	125	23.50%	2000	1231	25.51%
2500	113	21.24%	2500	879	18.21%
3000	83	15.60%	3000	573	11.87%
3500	18	3.38%	3500	134	2.78%
4000	7	1.32%	4000	28	0.58%
4500	1	0.19%	4500	10	0.21%
5000	0	0.00%	5000	3	0.06%
5500	0	0.00%	5500	3	0.06%
7500	2	0.38%	7500	3	0.06%
	532			4826	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	1	0.02%
5	1	0.19%	5	33	0.68%
6	14	2.63%	6	186	3.85%
7	242	45.49%	7	2200	45.59%
8	150	28.20%	8	1479	30.65%
9	89	16.73%	9	684	14.17%
10	28	5.26%	10	218	4.52%
11	5	0.94%	11	18	0.37%
12	3	0.56%	12	5	0.10%
13	0	0.00%	13	1	0.02%
532			4826		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Because of uniform and satisfactory assessment levels in this area, no separate analysis of land values was performed. It is recommended that the 2002 land values be carried forward to the 2003 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics having adequate representation that required adjustment to improve uniformity. Due to its satisfactory assessment level and uniformity, no further adjustment is indicated for the 2003 assessment roll.

The Annual Update values described in this report maintain assessment levels, uniformity and equity. It is recommended that the 2002 values be carried forward and posted to the 2003 assessment roll.

Ratio Studies

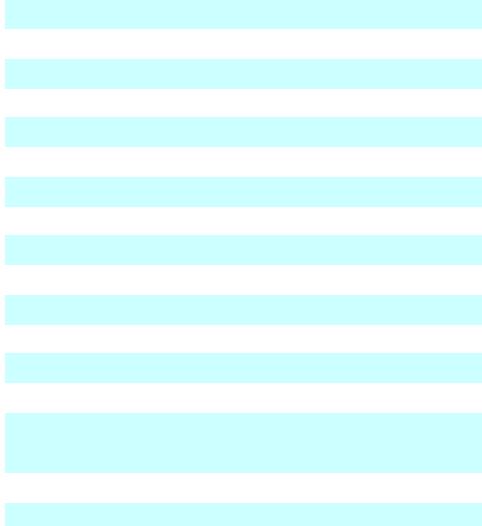
A ratio study of this annual update area is included in this report.

Area 38 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Overall (if no other adjustments apply)

0.00%



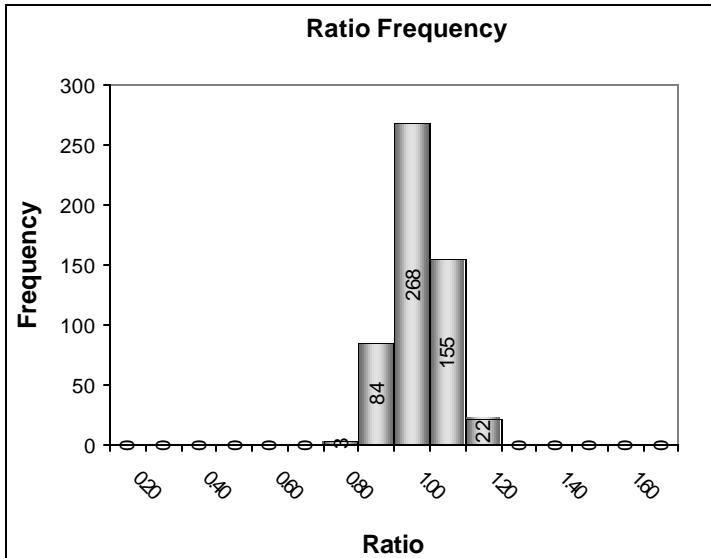
Comments

Since no adjustments are warranted based on the previous analysis, the 2003 total value equals the 2002 total value.

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2003	Date of Report: 3/25/2003	Sales Dates: 1/2001 - 12/2002								
Area 38	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 532</p> <p>Mean Assessed Value 297,800</p> <p>Mean Sales Price 307,000</p> <p>Standard Deviation AV 103,967</p> <p>Standard Deviation SP 103,690</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.971</p> <p>Median Ratio 0.969</p> <p>Weighted Mean Ratio 0.970</p>											
UNIFORMITY											
<p>Lowest ratio 0.797</p> <p>Highest ratio: 1.182</p> <p>Coefficient of Dispersion 5.91%</p> <p>Standard Deviation 0.072</p> <p>Coefficient of Variation 7.45%</p> <p>Price Related Differential (PRD) 1.001</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.964</td> </tr> <tr> <td>Upper limit</td> <td>0.976</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.965</td> </tr> <tr> <td>Upper limit</td> <td>0.977</td> </tr> </table>				Lower limit	0.964	Upper limit	0.976	Lower limit	0.965	Upper limit	0.977
Lower limit	0.964										
Upper limit	0.976										
Lower limit	0.965										
Upper limit	0.977										
SAMPLE SIZE EVALUATION											
<p>N (population size) 4826</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.072</p> <p>Recommended minimum: 8</p> <p>Actual sample size: 532</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>272</td> </tr> <tr> <td># ratios above mean:</td> <td>260</td> </tr> <tr> <td>z:</td> <td>0.520</td> </tr> </table> <p>Conclusion: Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	272	# ratios above mean:	260	z:	0.520		
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COMMENTS:

1 to 3 Unit Residences throughout area 38

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	011410	1456	04/05/01	155400	720	0	6	1942	3	10937	N	N	17816 83RD AV NE
2	011410	0705	08/20/02	170000	870	0	6	1955	3	11297	N	N	7321 NE 192ND ST
2	072605	9223	07/30/02	200000	930	0	6	1947	3	17053	N	N	17625 88TH AV NE
2	011410	0763	07/26/02	150000	1040	0	6	1941	3	15000	N	N	18705 80TH AV NE
2	382410	0004	04/25/01	235000	1070	150	6	1918	4	18897	N	N	19820 62ND AV NE
2	382410	0010	05/18/01	200000	1080	0	6	1954	3	29403	N	N	6216 NE 198TH ST
2	072605	9018	10/28/02	220000	1090	0	6	1921	3	7879	N	N	17621 86TH AV NE
2	011410	1060	11/15/02	221000	1440	750	6	1949	3	26588	N	N	7614 NE 192ND ST
2	011410	1062	11/15/02	231000	1710	0	6	1948	3	29588	N	N	7622 NE 192ND ST
2	011410	1062	10/19/01	205000	1710	0	6	1948	3	29588	N	N	7622 NE 192ND ST
2	382410	0056	01/25/02	225850	860	600	7	1977	3	9605	N	N	6420 NE 198TH ST
2	012604	9079	04/01/02	172950	930	0	7	1949	3	24900	N	N	18710 80TH AV NE
2	257060	0020	06/29/01	202500	980	980	7	1964	3	9600	N	N	7611 NE 202ND PL
2	382410	0322	10/21/02	189950	980	0	7	1953	3	8820	N	N	6325 NE 196TH ST
2	257060	0300	03/12/02	213000	1010	0	7	1966	4	9144	N	N	20205 76TH PL NE
2	866310	0090	06/22/01	210000	1010	1010	7	1967	4	11535	N	N	20417 63RD AV NE
2	382410	0105	07/22/02	199950	1030	0	7	1967	3	9533	N	N	19654 62ND AV NE
2	809660	0120	09/24/02	232000	1060	900	7	1968	3	9600	N	N	19043 86TH AV NE
2	382410	0297	06/25/01	222500	1090	550	7	1967	4	10300	N	N	6229 NE 196TH ST
2	096800	0140	12/21/01	197500	1100	0	7	1962	3	10125	N	N	8819 NE 203RD PL
2	257050	0070	01/04/01	242500	1120	810	7	1961	4	11425	N	N	20319 79TH AV NE
2	011410	0159	03/07/02	226000	1130	400	7	1988	3	10048	N	N	19220 73RD AV NE
2	096800	0100	05/31/01	203000	1130	0	7	1962	3	10125	N	N	8851 NE 203RD PL
2	096800	0110	02/22/01	200000	1130	0	7	1962	3	10125	N	N	8845 NE 203RD PL
2	011410	0118	08/24/01	240000	1140	540	7	1964	3	13308	N	N	20013 75TH AV NE
2	382410	0108	07/31/02	246785	1140	380	7	1967	3	9549	N	N	19646 62ND AV NE
2	257050	0170	09/11/02	219950	1150	0	7	1962	4	10295	N	N	7909 NE 203RD ST
2	809650	0090	09/27/01	190000	1170	0	7	1967	4	9719	N	N	19066 85TH AV NE

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Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	809650	0100	02/26/01	192950	1170	0	7	1967	3	9719	N	N	19072 85TH AV NE
2	011410	0766	02/07/02	212000	1190	0	7	1963	4	12301	N	N	7911 NE 186TH ST
2	513000	0040	11/18/02	265000	1200	220	7	1964	3	9750	N	N	18310 83RD AV NE
2	011410	1461	08/22/01	233000	1220	900	7	1960	3	12145	N	N	17805 83RD PL NE
2	382410	0076	07/23/02	224500	1230	0	7	1979	3	9618	N	N	6458 NE 198TH ST
2	382010	0255	03/23/01	225000	1250	740	7	1959	3	13905	N	N	19554 67TH AV NE
2	382410	0206	09/20/02	269000	1250	600	7	1964	3	13600	N	N	6344 NE 196TH ST
2	011410	1506	09/12/02	246000	1300	0	7	1997	3	5088	N	N	17718 83RD PL NE
2	381975	0010	03/19/02	221000	1300	0	7	1988	3	9600	N	N	7602 NE 197TH CT
2	513000	0050	08/09/02	289950	1300	700	7	1977	4	9664	N	N	8304 NE 183RD ST
2	011410	0158	04/16/01	220000	1370	0	7	1988	3	9627	N	N	19232 73RD AV NE
2	012604	9146	06/26/01	240000	1370	400	7	1964	3	10827	N	N	18704 82ND AV NE
2	382410	0116	08/26/02	240000	1370	0	7	1968	4	12120	N	N	6229 NE 198TH ST
2	012604	9105	06/27/02	250000	1380	280	7	1931	4	38760	N	N	20024 80TH AV NE
2	011410	0785	09/06/02	435000	1390	0	7	1928	4	225640	N	N	18327 80TH AV NE
2	382410	0186	03/30/01	250000	1400	0	7	1973	4	9600	N	N	6436 NE 196TH ST
2	011410	0235	02/15/02	219500	1410	0	7	1951	4	9584	N	N	7220 NE 190TH CT
2	382410	0185	08/16/01	217500	1420	0	7	1973	3	9950	N	N	19619 65TH AV NE
2	660140	0030	02/25/02	195000	1420	0	7	1972	3	10458	N	N	7902 NE 183RD ST
2	660140	0030	07/24/01	190000	1420	0	7	1972	3	10458	N	N	7902 NE 183RD ST
2	011410	0019	08/08/01	300000	1430	0	7	1937	3	63162	N	N	20018 75TH AV NE
2	382410	0272	10/30/01	235000	1440	0	7	1961	3	10625	N	N	6535 NE 198TH ST
2	809380	0040	03/29/01	217700	1480	0	7	1975	3	7917	N	N	17822 85TH PL NE
2	011410	0733	06/18/01	235000	1500	0	7	1947	3	36109	N	N	7709 NE 192ND ST
2	382410	0136	05/07/02	229500	1500	0	7	1964	3	8820	N	N	6319 NE 198TH ST
2	382410	0289	05/06/02	309950	1510	700	7	2001	3	6000	N	N	6223 NE 196TH ST
2	012604	9245	02/12/01	278000	1580	1030	7	2000	3	6309	N	N	19926 80TH AV NE
2	177645	0070	03/05/02	239000	1620	480	7	1981	3	8732	N	N	7339 NE 204TH PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	011410	1052	06/20/02	349900	1630	0	7	1972	3	16515	N	N	7631 NE 195TH ST
2	382410	0187	05/07/02	245000	1630	0	7	1973	3	9950	N	N	19621 65TH AV NE
2	076200	0060	02/27/02	262000	1640	0	7	2001	3	3226	N	N	8037 NE 179TH PL
2	062605	9108	04/19/01	185000	1660	0	7	1961	3	12500	N	N	19723 88TH AV NE
2	011410	0716	07/24/02	227000	1670	0	7	1965	4	11340	N	N	7349 NE 192ND ST
2	607500	0010	06/06/02	230500	1670	0	7	1967	3	9618	N	N	17660 86TH AV NE
2	402770	1190	06/12/01	365000	1690	0	7	1972	4	32473	N	N	19716 61ST PL NE
2	076200	0010	03/21/01	262000	1700	0	7	2000	3	2800	N	N	8007 NE 179TH PL
2	076200	0020	03/19/02	264000	1700	0	7	2001	3	3209	N	N	8013 NE 179TH PL
2	076200	0040	01/18/02	263990	1700	0	7	2001	3	3654	N	N	8025 NE 179TH PL
2	076200	0050	04/05/01	269950	1700	0	7	2000	3	3951	N	N	8031 NE 179TH PL
2	076200	0090	03/22/01	274950	1700	0	7	2000	3	2915	N	N	8053 NE 179TH PL
2	076200	0100	05/11/01	279950	1700	0	7	2000	3	3152	N	N	8057 NE 179TH PL
2	662550	0050	10/28/02	220500	1700	0	7	1968	4	10835	N	N	7636 NE 204TH PL
2	382410	0364	04/04/01	302000	1760	760	7	1977	3	26943	N	N	6640 NE 198TH ST
2	025360	0060	01/10/01	261831	1800	0	7	2000	3	4817	N	N	7539 NE 203RD ST
2	025360	0190	03/18/02	280000	1800	0	7	2000	3	4246	N	N	7540 NE 203RD ST
2	025360	0080	03/06/01	254990	1830	0	7	2000	3	3986	N	N	7547 NE 203RD ST
2	025360	0120	05/10/01	253000	1860	0	7	2000	3	3914	N	N	7563 NE 203RD ST
2	011410	1041	08/10/01	282697	1910	0	7	2001	3	5929	N	N	19226 75TH AV NE
2	011410	1044	06/28/01	292130	1910	0	7	2001	3	6315	N	N	19232 75TH AV NE
2	011410	1049	09/10/01	298300	1910	0	7	2001	3	9103	N	N	19240 75TH AV NE
2	062605	9321	04/10/01	259000	2010	0	7	1983	3	15046	N	N	19828 88TH AV NE
2	866310	0020	07/24/01	303500	2030	820	7	1964	5	10093	N	N	20304 63RD AV NE
2	012604	9085	09/04/02	240000	2080	0	7	1984	3	15467	N	N	18724 80TH AV NE
2	602050	0150	02/27/01	269990	2150	0	7	2000	3	4366	N	N	19440 77TH PL NE
2	076200	0030	09/19/01	279000	2290	0	7	2000	3	3547	N	N	8019 NE 179TH PL
2	076200	0070	04/25/01	283950	2290	0	7	2000	3	4189	N	N	8043 NE 179TH PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	076200	0080	02/28/01	289950	2290	0	7	2000	3	4462	N	N	8049 NE 179TH PL
2	011410	0082	07/17/01	329000	2460	0	7	2001	3	18772	N	N	20314 73RD AV NE
2	382410	0085	03/22/02	274000	1220	980	8	1977	3	11200	N	N	6510 NE 198TH ST
2	809380	0140	06/21/01	225000	1230	0	8	1987	3	6778	N	N	17819 85TH PL NE
2	394960	0010	10/24/02	242000	1490	420	8	1965	3	9600	N	N	20212 75TH AV NE
2	513000	0150	08/30/02	299000	1490	1290	8	1967	3	11923	Y	N	8335 NE 183RD ST
2	012604	9050	11/15/02	242000	1510	310	8	1979	3	11570	N	N	6833 NE 191ST ST
2	012604	9169	02/20/01	320000	1540	0	8	1967	3	61419	N	N	8400 NE 190TH ST
2	382410	0166	02/25/02	281500	1540	430	8	1977	3	10358	N	N	19710 64TH PL NE
2	177645	0220	06/19/02	265000	1550	580	8	1979	3	11137	N	N	20430 73RD PL NE
2	011410	1470	03/16/01	261000	1610	1400	8	1967	3	25266	N	N	17721 83RD PL NE
2	011410	1040	08/16/01	262950	1660	0	8	1993	3	10386	N	N	19439 76TH CT NE
2	866310	0160	08/23/02	270000	1660	0	8	1968	5	10375	Y	N	6239 NE 204TH PL
2	513000	0160	03/11/02	314000	1670	660	8	1995	3	10310	N	N	8325 NE 183RD ST
2	012604	9190	05/08/01	295000	1680	980	8	1976	3	12523	N	N	19410 68TH AV NE
2	809380	0190	11/21/02	256000	1680	0	8	1986	3	8850	N	N	8416 NE 178TH ST
2	382410	0228	01/02/01	290000	1780	1020	8	1988	3	16941	N	N	6310 NE 196TH ST
2	809380	0210	08/24/01	259950	1790	590	8	1986	3	11711	N	N	8408 NE 178TH ST
2	278070	0010	04/25/01	266000	1830	0	8	2000	3	8331	N	N	18523 73RD AV NE
2	072605	9476	06/26/01	275100	1850	0	8	2000	3	6640	N	N	17826 86TH AV NE
2	278070	0050	04/12/01	278168	1920	0	8	2000	3	9812	N	N	18527 73RD AV NE
2	382410	0313	09/09/02	325000	1950	0	8	1993	3	10300	N	N	6303 NE 196TH ST
2	011410	0769	05/08/02	352000	2160	0	8	2001	3	10800	N	N	7835 NE 186TH ST
2	770201	0020	04/02/02	332500	2220	0	8	2001	3	5802	N	N	7934 NE 182ND PL
2	770201	0040	02/21/02	330000	2220	0	8	2001	3	5802	N	N	7924 NE 182ND PL
2	770201	0090	03/27/02	344950	2220	0	8	2001	3	4874	N	N	7927 NE 182ND PL
2	770201	0110	07/23/02	338000	2220	0	8	2001	3	5677	N	N	7937 NE 182ND PL
2	926927	0140	12/14/01	354000	2280	0	8	1993	4	8708	N	N	8547 NE 176TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	072605	9290	08/15/02	369950	2370	0	8	2002	3	6760	N	N	17822 86TH AV NE
2	011410	0768	04/09/02	398309	2420	0	8	2001	3	11748	N	N	7837 NE 186TH ST
2	072605	9477	09/25/02	366950	2460	0	8	2002	3	7200	N	N	17830 86TH AV NE
2	926927	0110	08/24/01	362500	2570	0	8	1995	3	12488	N	N	8519 NE 176TH ST
2	926927	0110	03/30/01	355000	2570	0	8	1995	3	12488	N	N	8519 NE 176TH ST
2	111260	0110	06/18/01	298800	2580	0	8	1989	3	9652	N	N	6187 NE 195TH CT
2	770201	0100	02/21/02	354950	2610	0	8	2001	3	4910	N	N	7933 NE 182ND PL
2	382410	0342	02/22/01	410000	3440	780	8	1986	3	22900	Y	N	6366 NE 194TH ST
2	382010	0150	03/22/02	303000	1250	1210	9	1971	3	16753	N	N	6615 NE 196TH ST
2	929550	0050	04/04/02	386500	2360	0	9	1999	3	7210	N	N	8500 NE 193RD ST
2	382410	0090	12/26/01	486114	2440	1260	9	2001	3	22323	N	N	6508 NE 198TH ST
2	770201	0010	01/29/02	349950	2500	0	9	2001	3	6368	N	N	7938 NE 182ND PL
2	929550	0190	05/29/01	395000	2530	0	9	1999	3	8358	N	N	19214 86TH PL NE
2	929550	0150	04/23/01	393000	2540	0	9	1999	3	7314	N	N	19228 85TH AV NE
2	770201	0070	12/07/01	354950	2610	0	9	2001	3	4910	N	N	7917 NE 182ND PL
2	920255	0040	12/10/01	329500	2650	0	9	2000	3	7181	N	N	20342 86TH PL NE
2	920255	0100	12/27/01	423200	2650	1160	9	2001	3	8599	N	N	20337 86TH PL NE
2	920255	0140	08/08/01	424500	2650	1160	9	2000	3	8125	N	N	20345 86TH PL NE
2	920255	0090	05/15/01	430000	2740	1270	9	2001	3	6589	N	N	20343 86TH PL NE
2	920255	0050	03/20/01	378000	2780	0	9	2000	3	9560	N	N	20346 86TH PL NE
2	929550	0120	03/17/01	360000	2790	0	9	2000	3	7200	N	N	19209 85TH AV NE
2	770201	0030	10/30/01	379000	2830	0	9	2001	3	5802	N	N	7928 NE 182ND PL
2	770201	0060	11/08/01	358150	2830	0	9	2001	3	4910	N	N	7911 NE 182ND PL
2	770201	0080	12/18/01	354950	2830	0	9	2001	3	4874	N	N	7923 NE 182ND PL
2	926927	0120	08/12/02	379000	2850	0	9	1994	3	15950	N	N	8525 NE 176TH ST
2	920255	0020	04/19/02	391500	3050	0	9	2001	3	9045	N	N	20332 86TH PL NE
2	920255	0080	06/14/01	419500	3170	0	9	2001	3	8706	N	N	20347 86TH PL NE
2	072605	9467	06/19/02	1150000	6310	0	12	1995	3	38000	Y	Y	17418 84TH AV NE

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2	072605	9163	07/22/02	945000	6680	0	12	1995	3	31000	Y	Y	8415 NE 175TH ST
3	096110	0035	03/01/02	250000	700	0	6	1936	3	143748	N	N	11217 E RIVERSIDE DR
3	096110	0075	05/24/02	235000	1300	0	6	1988	3	26393	N	N	10725 E RIVERSIDE DR
3	563150	0900	03/01/02	180300	1000	0	7	1959	3	10000	N	N	16206 SIMONDS RD NE
3	563450	0540	06/10/02	255500	1061	0	7	1989	3	63145	N	N	8233 NE 169TH ST
3	182605	9107	10/25/01	260000	1150	0	7	1924	5	30492	N	N	15403 100TH AV NE
3	563450	0598	10/14/02	239000	1250	0	7	1933	4	15350	N	N	8312 NE 169TH ST
3	563450	0680	05/30/02	281500	1260	0	7	1978	4	22826	N	N	16912 81ST AV NE
3	188700	0010	04/02/01	209500	1280	0	7	1963	3	13000	N	N	8806 NE 161ST PL
3	620420	0550	04/25/02	266000	1340	310	7	1986	3	10570	N	N	14617 104TH AV NE
3	096110	0087	11/22/02	223000	1380	0	7	1986	3	11251	N	N	10615 NE 175TH ST
3	620420	0490	02/21/02	249000	1440	0	7	1987	3	6135	N	N	14723 104TH AV NE
3	620420	0540	10/26/01	245000	1440	0	7	1987	3	6282	N	N	14623 104TH AV NE
3	188700	0030	10/26/01	255000	1540	0	7	1977	3	13000	N	N	8826 NE 161ST PL
3	620420	0500	04/25/02	264950	1560	0	7	1988	3	7225	N	N	14717 104TH AV NE
3	563450	0650	06/21/02	470500	1630	440	7	1994	3	41560	Y	Y	8122 NE 169TH ST
3	082605	9152	11/08/01	329000	1670	0	7	1930	5	65340	N	N	17509 102ND AV NE
3	357870	0016	06/22/01	304000	1730	0	7	1981	3	31350	N	N	9002 NE 152ND PL
3	620420	0450	11/15/02	293000	1760	0	7	1988	3	8456	N	N	14815 104TH AV NE
3	182605	9080	08/15/01	295000	2040	0	7	1993	4	9627	N	N	15423 100TH AV NE
3	082605	9290	08/08/02	434000	2210	1490	7	1968	5	91476	N	N	16811 112TH PL NE
3	620420	0050	03/25/02	275500	1240	350	8	1985	3	8237	N	N	14522 104TH AV NE
3	701800	0210	07/19/01	225500	1310	0	8	1977	3	10550	N	N	8628 NE 169TH ST
3	620420	0380	03/25/02	295000	1450	960	8	1984	3	8140	Y	N	14923 104TH AV NE
3	620420	0580	06/18/02	305000	1630	0	8	1986	3	5764	N	N	14531 104TH AV NE
3	620420	0170	10/15/01	317600	1640	1270	8	1985	3	6308	Y	N	14812 104TH AV NE
3	620400	0080	08/07/01	325000	1670	0	8	1983	4	15781	N	N	16812 105TH AV NE
3	620420	0600	04/17/01	255000	1730	0	8	1984	3	5764	N	N	14511 104TH AV NE

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3	885400	0190	03/08/01	249000	1830	0	8	1967	4	10000	N	N	16428 BALDER LN
3	620420	0370	03/13/01	259000	1860	0	8	1987	3	13397	N	N	14929 104TH AV NE
3	072605	9022	10/22/02	350000	1930	0	8	1997	3	311454	N	N	8619 NE 169TH ST
3	885400	0300	09/13/02	298900	1990	0	8	1966	4	12000	N	N	9433 VALHALLA WY
3	664102	0100	10/16/01	321500	2026	0	8	1996	3	7066	N	N	9010 NE 160TH PL
3	664102	0170	04/23/01	305000	2040	0	8	1996	3	6333	N	N	9029 NE 160TH PL
3	664102	0120	05/01/02	327000	2047	0	8	1996	3	9103	N	N	9022 NE 160TH PL
3	734050	0020	02/16/01	312500	2100	0	8	2000	3	6600	N	N	17410 107TH PL NE
3	734050	0220	03/21/01	299950	2100	0	8	2000	3	5358	N	N	10608 NE 174TH PL
3	103610	0040	10/21/02	347000	2210	0	8	1993	3	6564	N	N	15724 111TH AV NE
3	664102	0130	09/19/01	335000	2235	0	8	1996	3	8120	N	N	9030 NE 160TH PL
3	734050	0010	02/05/01	334950	2270	0	8	2000	3	6600	N	N	17416 107TH PL NE
3	734050	0180	05/01/02	350500	2350	0	8	2000	3	6581	N	N	17321 106TH PL NE
3	563450	0430	08/10/02	303500	2390	0	8	1994	3	8036	N	N	16652 SIMONDS RD NE
3	885400	0070	11/27/01	455000	2400	2400	8	1969	4	11300	N	N	9406 VALHALLA WY
3	664102	0200	08/21/02	348000	2416	0	8	1996	3	6168	N	N	9009 NE 160TH PL
3	357860	0180	11/20/02	358500	2420	0	8	1999	3	67642	N	N	8630 NE 157TH ST
3	664102	0060	10/24/02	365000	2436	0	8	1996	3	8300	N	N	8834 NE 160TH PL
3	620410	0080	11/09/01	405000	2500	0	8	1987	3	14353	N	N	15604 111TH AV NE
3	620410	0350	07/06/01	379000	2500	0	8	1988	3	12769	N	N	10820 NE 157TH ST
3	734050	0130	02/07/01	440662	2760	0	8	2001	3	6635	N	N	10611 NE 173RD PL
3	664102	0180	09/12/02	340000	2791	0	8	1996	3	5607	N	N	9023 NE 160TH PL
3	020051	0440	01/31/01	299900	1440	660	9	1989	3	7582	N	N	15107 92ND PL NE
3	020051	0290	04/06/01	301000	1800	0	9	1989	3	7964	N	N	9208 NE 155TH ST
3	020052	0180	07/09/02	325000	1800	0	9	1991	3	8040	N	N	8909 NE 151ST PL
3	885400	0200	08/07/02	316000	1830	830	9	1962	4	10350	N	N	16420 BALDER LN
3	172605	9132	12/10/01	350000	1840	0	9	2001	3	8044	N	N	15517 112TH AV NE
3	020050	0380	10/25/02	354950	1990	0	9	1989	3	6854	N	N	15007 93RD PL NE

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3	108880	1140	12/12/01	354000	2060	0	9	1996	3	10736	N	N	15321 102ND AV NE
3	108880	0700	10/25/02	429950	2140	0	9	1991	3	12336	N	N	10316 NE 156TH PL
3	020050	0400	06/13/01	327000	2200	0	9	1991	3	9206	N	N	15002 93RD PL NE
3	020050	0030	01/28/02	330000	2220	0	9	1989	3	9691	N	N	15001 91ST PL NE
3	108970	0020	07/30/01	368500	2263	0	9	1995	3	11060	N	N	14914 102ND AV NE
3	664103	0120	11/13/01	449950	2280	820	9	2001	3	9564	N	N	9113 NE 160TH PL
3	020050	0670	06/20/01	325000	2340	0	9	1989	3	8111	N	N	9132 NE 151ST ST
3	108970	0060	08/02/02	414000	2370	0	9	1996	3	10298	N	N	14812 102ND AV NE
3	020051	0070	02/21/02	345000	2380	0	9	1989	3	10479	Y	N	15520 93RD CT NE
3	072605	9286	10/17/01	535000	2390	0	9	1992	3	12704	Y	Y	8832 NE 170TH ST
3	082605	9363	05/07/01	635350	2390	1280	9	2000	3	83691	N	N	10621 NE 170TH ST
3	108880	0660	03/29/02	430000	2400	620	9	1997	3	9610	N	N	10203 NE 156TH PL
3	320490	0070	08/28/01	427000	2400	0	9	2001	3	11305	N	N	17128 109TH PL NE
3	108880	0560	09/18/02	450000	2420	0	9	1992	3	9608	N	N	10210 NE 154TH ST
3	172605	9130	09/19/01	389950	2440	0	9	2001	3	7623	N	N	15509 112TH AV NE
3	020051	0080	10/18/01	360000	2490	0	9	1989	3	9898	Y	N	15526 93RD CT NE
3	020052	0060	11/16/02	355000	2490	0	9	1992	3	6329	N	N	15124 91ST PL NE
3	620400	0050	08/21/02	493000	2520	0	9	1989	3	11014	N	N	10506 NE 170TH ST
3	020045	0030	02/25/02	359950	2530	0	9	1997	3	10246	N	N	15410 91ST PL NE
3	108880	1180	09/17/02	468000	2530	0	9	1991	3	9600	N	N	15217 103RD AV NE
3	172605	9131	07/08/02	392500	2540	0	9	2001	3	7644	N	N	15513 112TH AV NE
3	320490	0030	01/04/01	435000	2570	0	9	2001	3	9688	N	N	17135 109TH PL NE
3	020051	0630	07/10/02	361000	2580	0	9	1990	3	7238	N	N	15401 93RD PL NE
3	357860	0195	09/23/02	450000	2580	0	9	1993	3	24394	N	N	15917 88TH AV NE
3	020052	0120	05/13/02	374950	2590	0	9	1991	3	8483	N	N	9006 NE 151ST ST
3	020051	0300	04/05/01	359700	2630	0	9	1990	3	6972	N	N	9202 NE 155TH ST
3	020050	0690	08/09/01	347000	2660	0	9	1988	3	10956	N	N	9120 NE 151ST ST
3	108880	0920	09/13/02	460000	2660	0	9	1991	3	9600	N	N	10020 NE 155TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	020052	0100	12/04/01	358000	2690	0	9	1990	3	9606	N	N	9018 NE 151ST PL
3	664103	0130	04/09/01	471168	2700	610	9	2001	3	10101	N	N	9107 NE 160TH PL
3	108880	0950	03/22/01	370000	2720	0	9	1994	3	9616	N	N	10015 NE 155TH ST
3	020051	0130	06/21/01	343900	2760	0	9	1990	3	13219	Y	N	15609 93RD CT NE
3	664103	0090	07/25/01	440000	2760	0	9	2001	3	9748	N	N	9131 NE 160TH PL
3	020051	0540	07/19/01	342500	2810	0	9	1989	3	7809	N	N	15404 92ND PL NE
3	020052	0010	10/05/01	357200	2810	0	9	1990	3	8763	N	N	15108 91ST PL NE
3	417860	0120	09/01/02	489500	2870	0	9	1993	3	12500	N	N	11133 NE 160TH PL
3	664103	0030	09/12/01	435000	2950	0	9	2001	3	10551	N	N	9118 NE 160TH PL
3	664103	0040	03/22/01	419753	2950	0	9	2001	3	11429	N	N	9126 NE 160TH PL
3	108880	1340	04/06/01	397000	3070	0	9	1991	3	9604	N	N	15308 102ND AV NE
3	664103	0050	08/20/02	464950	3110	0	9	2002	3	8074	N	N	9134 NE 160TH PL
3	664103	0110	10/18/01	470000	3140	0	9	2001	3	8472	N	N	9119 NE 160TH PL
3	664103	0070	06/11/02	459950	3230	0	9	2001	3	10216	N	N	9145 NE 160TH PL
3	664103	0100	03/01/02	475000	3340	0	9	2001	3	8266	N	N	9125 NE 160TH PL
3	701800	0530	10/02/01	584000	3840	0	9	1980	3	12255	Y	Y	8440 NE 170TH ST
3	108880	1150	06/12/01	366000	2360	0	10	1990	3	9600	N	N	15317 102ND AV NE
3	755690	0130	02/04/02	384500	2460	0	10	1990	3	29885	N	N	16229 112TH AV NE
3	108880	0670	08/13/01	398000	2510	0	10	1992	3	9601	N	N	10207 NE 156TH PL
3	689999	0230	07/27/01	495000	2510	0	10	1990	3	14878	Y	N	17221 102ND AV NE
3	108880	0500	05/24/01	505000	2710	0	10	2001	3	9601	N	N	10331 NE 153RD PL
3	689999	0210	05/03/02	478000	2780	0	10	1987	3	12313	N	N	17325 102ND AV NE
3	689999	0220	01/09/02	515000	2790	830	10	1986	3	15025	Y	N	17315 102ND AV NE
3	108880	1040	01/08/02	457000	2880	0	10	1995	3	9695	N	N	15412 101ST PL NE
3	108880	0350	07/12/01	457000	2900	0	10	1992	3	10571	N	N	10410 NE 151ST PL
3	108880	0260	11/20/02	494000	3080	0	10	1991	3	18985	N	N	10213 NE 151ST ST
3	108882	0010	02/24/01	499800	3150	0	10	2000	3	9696	N	N	15301 101ST PL NE
3	108882	0050	02/23/01	540000	3280	0	10	2000	3	9621	N	N	15321 101ST PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	108880	0330	05/25/01	495000	3300	0	10	1996	3	10007	N	N	10413 NE 151ST PL
3	108881	0130	03/22/01	470000	3330	0	10	1993	3	9601	N	N	9909 NE 157TH ST
3	172605	9048	06/26/01	569000	3470	0	10	2001	3	34665	N	N	10932 NE 164TH PL
3	172605	9087	12/03/01	795000	2840	0	11	2001	3	64469	N	N	10606 NE 155TH PL
3	172605	9136	05/23/02	785000	2840	0	11	2001	3	44431	N	N	10611 NE 155TH PL
3	172605	9089	11/15/02	775000	3820	0	11	1972	3	139392	N	N	15622 105TH AV NE
3	755690	0090	03/01/01	542723	3990	0	11	1990	3	42118	N	N	11110 NE 164TH PL
3	182605	9116	09/26/01	625000	4150	0	11	1999	3	70951	N	N	9027 NE 161ST PL
3	569050	0140	07/05/02	875000	3870	0	12	1999	3	21020	Y	N	16205 104TH AV NE
4	062605	9063	10/14/02	180000	1510	0	5	1928	4	10084	N	N	20119 100TH AV NE
4	956780	0475	09/19/01	172950	970	0	6	1946	3	6783	N	N	18919 103RD AV NE
4	052605	9187	12/05/01	185000	1060	0	6	1949	3	16560	N	N	10125 NE 192ND ST
4	072605	9064	07/30/01	235000	820	820	7	1952	3	24400	N	N	9222 NE 180TH ST
4	152480	0005	09/19/01	159950	870	0	7	1974	3	10800	N	N	19819 98TH AV NE
4	323520	0090	08/08/01	245000	910	910	7	1973	3	8401	N	N	10144 NE 202ND ST
4	949210	0060	12/10/01	210000	960	0	7	1966	4	8150	N	N	9227 NE 193RD ST
4	782000	0010	04/05/02	219950	1000	0	7	1965	4	8620	N	N	10112 NE 190TH ST
4	782000	0010	03/05/01	218000	1000	0	7	1965	4	8620	N	N	10112 NE 190TH ST
4	525500	0360	04/18/01	206000	1010	0	7	1959	3	9000	N	N	19122 108TH AV NE
4	072605	9402	06/20/02	236500	1020	1020	7	1968	3	10916	N	N	9425 NE 181ST LN
4	213800	0060	09/20/02	216800	1030	0	7	1965	3	11100	N	N	9218 NE 184TH PL
4	809750	0190	02/15/01	189950	1040	0	7	1964	3	8400	N	N	10005 NE 201ST ST
4	052605	9156	09/06/02	239000	1050	700	7	1960	4	7129	N	N	19005 101ST PL NE
4	206180	0010	09/26/01	204000	1060	0	7	1969	3	10640	N	N	10211 NE 200TH ST
4	551880	0025	03/22/02	229500	1060	1010	7	1959	3	10757	N	N	10701 NE 189TH ST
4	323520	0100	05/23/01	232900	1090	480	7	1972	3	8401	N	N	10141 NE 202ND ST
4	377530	0080	04/17/02	241000	1090	770	7	1964	3	23774	N	N	20101 95TH PL NE
4	323521	0220	03/13/01	256000	1110	1110	7	1973	3	9300	N	N	20205 103RD AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	572000	0130	01/16/01	184250	1110	0	7	1959	3	8510	N	N	8830 NE 187TH ST
4	206190	0100	12/28/01	260000	1150	340	7	1968	3	10374	N	N	10215 NE 198TH ST
4	934380	0010	12/11/01	235000	1150	300	7	1969	3	11251	N	N	10404 NE 190TH ST
4	323522	0040	02/20/01	244950	1180	870	7	1977	5	13217	N	N	10028 NE 204TH ST
4	323521	0170	07/16/01	216600	1190	0	7	1975	3	9300	N	N	10150 NE 201ST ST
4	323521	0210	05/24/01	233000	1190	350	7	1973	3	8401	N	N	10150 NE 202ND ST
4	949200	0130	05/30/02	217990	1190	0	7	1966	3	8466	N	N	9216 NE 192ND ST
4	062605	9203	04/13/01	270000	1200	900	7	1959	3	29140	N	N	9825 NE 200TH ST
4	280680	0150	10/08/02	245000	1220	780	7	1977	3	7188	N	N	9720 NE 204TH PL
4	072605	9316	04/25/01	199999	1240	0	7	1958	3	11250	N	N	9112 NE 179TH PL
4	551960	0030	09/19/02	237000	1240	180	7	1949	3	14816	N	N	10414 NE 187TH ST
4	062605	9026	09/18/01	310000	1250	0	7	1927	4	56192	N	N	9323 NE 191ST ST
4	379800	0075	04/01/02	253000	1250	1120	7	1956	3	10032	N	N	10621 NE 187TH ST
4	926940	0090	09/06/02	215000	1250	0	7	1959	3	8775	N	N	19134 94TH PL NE
4	052605	9259	08/20/02	239950	1260	0	7	1970	3	8487	N	N	19032 104TH AV NE
4	052605	9117	07/05/02	239950	1270	0	7	1970	3	12811	N	N	19038 104TH AV NE
4	052605	9117	07/12/02	210000	1270	0	7	1970	3	12811	N	N	19038 104TH AV NE
4	809730	0170	10/25/01	182500	1270	0	7	1961	3	8400	N	N	10015 NE 200TH ST
4	809750	0030	02/08/01	189950	1270	0	7	1963	4	9600	N	N	10020 NE 201ST ST
4	146000	0060	07/17/02	269000	1280	320	7	1987	3	7200	N	N	20022 99TH CT NE
4	052605	9233	09/27/01	207500	1300	0	7	1966	3	9229	N	N	19009 101ST PL NE
4	525500	0030	12/31/01	239500	1320	750	7	1959	3	8800	N	N	19005 107TH PL NE
4	525500	0280	02/13/02	269900	1320	1240	7	1959	3	7900	N	N	19105 107TH PL NE
4	082605	9325	10/16/02	269000	1330	670	7	1986	3	10108	N	N	10714 BEARDSLEE PL
4	052605	9262	06/17/02	231000	1340	0	7	1977	4	12232	N	N	10242 NE 197TH ST
4	809730	0080	08/12/02	222000	1340	0	7	1962	3	9400	N	N	20008 101ST PL NE
4	146000	0030	11/12/02	248000	1360	0	7	1987	3	7747	N	N	20031 99TH CT NE
4	052605	9126	02/23/01	209950	1370	0	7	1951	3	12000	N	N	20206 100TH AV NE

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4	525500	0060	04/18/02	225000	1370	580	7	1959	3	8800	N	N	19005 108TH AV NE
4	572000	0270	04/22/02	201000	1390	0	7	1959	3	8500	N	N	8810 NE 185TH ST
4	809750	0070	04/09/02	225000	1390	0	7	1966	5	9200	N	N	10040 NE 201ST ST
4	956780	0365	07/19/01	219500	1390	0	7	1948	3	6690	N	N	10311 NE 190TH ST
4	635890	0130	02/21/01	282000	1400	1160	7	1949	3	40645	N	N	9403 NE 188TH ST
4	052605	9167	07/17/02	215700	1420	0	7	1959	3	8750	N	N	10133 NE 192ND ST
4	379800	0180	05/15/02	249000	1420	1090	7	1960	3	8208	N	N	10412 NE 185TH ST
4	062605	9186	01/02/01	254500	1440	0	7	1947	3	34519	N	N	18722 92ND AV NE
4	926940	0140	03/23/01	205000	1440	0	7	1959	3	9063	N	N	19106 94TH PL NE
4	949210	0070	01/29/02	223500	1440	0	7	1964	3	8700	N	N	9233 NE 193RD ST
4	206180	0015	09/16/02	279900	1460	840	7	1968	3	10640	N	N	10219 NE 200TH ST
4	280680	0020	02/26/01	214900	1460	0	7	1977	3	8037	N	N	9928 NE 204TH PL
4	379800	0150	04/26/01	279000	1460	300	7	1976	3	9120	N	N	10417 NE 186TH ST
4	062605	9210	07/25/01	255000	1470	0	7	1961	4	18900	N	N	19221 100TH AV NE
4	062605	9311	12/18/01	210000	1470	0	7	1977	4	11300	N	N	20015 99TH PL NE
4	809730	0120	08/13/01	209000	1510	0	7	1962	3	8300	N	N	10157 NE 200TH ST
4	809730	0140	04/22/02	224950	1520	280	7	1963	3	8550	N	N	10111 NE 200TH ST
4	280680	0230	05/22/01	253000	1550	1500	7	1977	3	8250	N	N	20322 96TH AV NE
4	525510	0220	03/23/01	256000	1560	550	7	1960	4	10400	N	N	19116 104TH AV NE
4	052605	9302	10/14/02	240000	1610	0	7	1991	3	12987	N	N	19111 103RD AV NE
4	146000	0070	05/16/02	260000	1620	0	7	1987	3	10622	N	N	20024 99TH CT NE
4	525500	0370	05/24/01	212500	1620	0	7	1959	3	9000	N	N	19116 108TH AV NE
4	949320	0015	03/26/01	219900	1620	0	7	1955	3	8467	N	N	10624 SUNRISE DR
4	635990	0105	05/20/02	225000	1660	0	7	1961	3	15000	N	N	18608 89TH AV NE
4	062605	9304	01/19/01	225000	1670	0	7	1974	3	13812	N	N	18609 94TH AV NE
4	525500	0130	08/02/01	239950	1670	0	7	1959	3	9190	N	N	10713 NE 193RD ST
4	184280	0020	02/20/02	230000	1710	0	7	1985	3	10694	N	N	18024 89TH PL NE
4	525530	0110	04/01/02	289000	1720	970	7	1965	3	8325	N	N	10431 NE 195TH ST

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4	052605	9185	12/07/01	246950	1730	0	7	1959	5	8200	N	N	10016 NE 190TH ST
4	956780	0476	02/21/01	238000	1730	0	7	1990	3	6784	N	N	18927 103RD AV NE
4	052605	9206	11/07/02	250000	1740	130	7	1953	5	15488	N	N	20019 104TH AV NE
4	213800	0050	09/17/01	239000	1750	0	7	1966	5	14350	N	N	9225 NE 184TH PL
4	062605	9008	02/23/01	215950	1760	0	7	1900	5	14810	N	N	19507 100TH AV NE
4	525500	0250	02/14/01	250000	1770	0	7	1959	3	8400	N	N	19015 107TH PL NE
4	572000	0290	08/14/02	240000	1790	0	7	1959	4	8584	N	N	8822 NE 185TH ST
4	525510	0280	11/05/01	242000	1920	0	7	1961	3	9015	N	N	19119 106TH AV NE
4	525500	0210	07/08/02	299950	1950	370	7	1963	4	8400	N	N	19104 106TH AV NE
4	206190	0010	08/09/01	305000	1960	400	7	1965	3	10725	N	N	10233 NE 198TH ST
4	052605	9116	09/07/01	269000	1980	550	7	1959	3	13341	N	N	10322 NE 190TH ST
4	926926	0130	03/05/01	273358	2160	0	7	2000	3	5265	N	N	17349 92ND AV NE
4	926926	0140	03/14/01	276320	2160	0	7	2000	3	5015	N	N	17345 92ND AV NE
4	926926	0400	12/21/01	276000	2160	0	7	2001	3	4057	N	N	9243 NE 174TH PL
4	926926	0400	12/21/01	264842	2160	0	7	2001	3	4057	N	N	9243 NE 174TH PL
4	926926	0410	03/22/01	276313	2160	0	7	2001	3	5502	N	N	17375 92ND PL NE
4	926926	0450	06/12/01	273759	2160	0	7	2001	3	3511	N	N	17378 92ND PL NE
4	926926	0460	06/15/01	261407	2160	0	7	2001	3	3511	N	N	17382 92ND PL NE
4	926926	0470	05/14/01	277607	2160	0	7	2001	3	3511	N	N	17386 92ND PL NE
4	926926	0500	05/17/01	262948	2160	0	7	2001	3	3125	N	N	9240 NE 174TH PL
4	439850	0050	05/22/01	232000	2190	0	7	1955	3	10000	N	N	9057 NE 178TH ST
4	572000	0480	10/22/01	295000	2380	0	7	1959	5	14643	N	N	8817 NE 186TH PL
4	926926	0030	06/07/01	294249	2460	0	7	2001	3	5165	N	N	17419 92ND AV NE
4	926926	0210	03/05/01	287619	2460	0	7	2001	3	4358	N	N	9229 NE 173RD PL
4	926926	0340	04/16/01	294242	2460	0	7	2000	3	4473	N	N	17351 92ND PL NE
4	926926	0510	10/30/02	295000	2480	0	7	2001	3	3362	N	N	9236 NE 174TH PL
4	926926	0510	05/21/01	282837	2480	0	7	2001	3	3362	N	N	9236 NE 174TH PL
4	926926	0420	10/25/02	323500	2640	0	7	2000	3	3899	N	N	17306 92ND PL NE

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4	926926	0430	03/12/01	302282	2640	0	7	2001	3	3556	N	N	17370 92ND PL NE
4	926926	0440	04/05/01	295524	2640	0	7	2001	3	3511	N	N	17374 92ND PL NE
4	926926	0480	05/10/01	307322	2640	0	7	2001	3	3890	N	N	17390 92ND PL NE
4	926926	0490	04/24/01	296702	2640	0	7	2001	3	3939	N	N	9244 NE 174TH PL
4	298800	0040	08/22/02	276950	2640	0	7	1960	3	8200	N	N	17913 91ST PL NE
4	926926	0020	06/29/01	308516	2680	0	7	2001	3	5111	N	N	17423 92ND AV NE
4	926926	0280	04/09/01	324000	2680	0	7	2000	3	4371	N	N	17364 92ND AV NE
4	926926	0360	01/17/01	299593	2680	0	7	2000	3	5668	N	N	9215 NE 174TH PL
4	926926	0370	02/01/01	298561	2680	0	7	2000	3	3946	N	N	9219 NE 174TH PL
4	926926	0380	01/12/01	290651	2680	0	7	2000	3	4601	N	N	9223 NE 174TH PL
4	955890	0180	10/11/02	330558	3075	0	7	1961	3	9853	N	N	8835 NE 176TH ST
4	955890	0180	04/20/01	310000	3075	0	7	1961	3	9853	N	N	8835 NE 176TH ST
4	525680	0070	05/30/02	263000	1180	600	8	1982	3	8400	N	N	10420 NE 200TH ST
4	525571	0030	02/22/02	239500	1230	940	8	1976	3	14600	N	N	20010 108TH AV NE
4	525680	0190	04/23/01	225000	1260	440	8	1982	3	8340	N	N	19912 104TH AV NE
4	173730	0020	08/17/01	237000	1270	440	8	1973	3	7510	N	N	19239 92ND AV NE
4	525510	0190	11/08/01	207500	1300	0	8	1960	3	14800	N	N	10418 NE 193RD ST
4	173730	0060	02/07/01	225000	1340	730	8	1976	3	8203	N	N	19209 92ND AV NE
4	812531	0060	09/18/02	280000	1360	700	8	1975	4	9945	N	N	8916 NE 191ST PL
4	525510	0110	12/17/01	235000	1390	840	8	1960	3	9000	N	N	10614 NE 193RD ST
4	091000	0048	04/13/01	290000	1420	700	8	1977	3	9165	N	N	10525 NE 190TH ST
4	525573	0070	07/16/02	278000	1420	1000	8	1975	3	9500	N	N	20137 105TH AV NE
4	525680	0010	04/11/02	288000	1430	750	8	1982	3	8368	Y	N	19904 105TH PL NE
4	062605	9142	11/26/01	345000	1440	700	8	1974	3	22116	N	N	18823 93RD AV NE
4	525540	0030	06/12/01	265000	1440	1050	8	1978	4	7900	Y	N	20004 103RD CT NE
4	525571	0050	09/07/01	273000	1450	430	8	1976	3	14117	N	N	20022 108TH AV NE
4	173732	0230	04/25/01	220000	1480	0	8	1977	3	8122	N	N	9053 NE 195TH ST
4	952260	0010	07/23/01	230000	1480	0	8	1968	3	8839	N	N	17504 94TH AV NE

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4	525573	0120	04/19/01	237250	1500	420	8	1975	3	9041	N	N	10420 NE 201ST ST
4	525700	0040	06/12/01	295000	1500	760	8	1968	3	8460	Y	N	10609 NE 196TH ST
4	769780	0050	10/31/02	269900	1500	420	8	1979	3	10004	N	N	10443 NE 204TH PL
4	809750	0180	02/12/02	243000	1510	0	8	1990	3	8400	N	N	20024 100TH AV NE
4	525540	0080	11/06/02	257500	1520	860	8	1978	3	8700	Y	N	20013 103RD CT NE
4	072605	9141	01/30/02	279500	1530	0	8	1994	3	26936	N	N	18012 94TH AV NE
4	635990	0015	07/06/01	315000	1570	1570	8	1972	3	24601	N	N	9108 NE 188TH PL
4	525540	0140	03/22/02	260000	1620	520	8	1978	3	9000	N	N	20027 102ND CT NE
4	525560	0160	07/04/02	238560	1630	0	8	1969	3	12711	N	N	19802 108TH AV NE
4	525550	0310	10/09/02	271000	1640	0	8	1966	3	8828	N	N	10414 NE 197TH ST
4	152480	0025	08/23/01	206000	1650	0	8	1962	3	14400	N	N	9621 NE 200TH ST
4	952260	0160	01/08/02	265000	1700	400	8	1967	3	8925	N	N	9324 NE 175TH ST
4	525570	0210	06/22/01	275950	1760	300	8	1968	3	10700	N	N	20009 106TH AV NE
4	525570	0120	05/15/02	256000	1800	0	8	1969	3	8350	N	N	20047 107TH AV NE
4	525560	0100	06/11/01	325000	1850	890	8	1967	3	9500	N	N	10609 NE 198TH ST
4	102980	0160	07/22/02	269500	1880	0	8	1984	3	6349	N	N	17413 113TH AV NE
4	816440	0120	01/08/01	347000	1910	0	8	1997	3	12347	N	N	10809 CIRCLE DR
4	072605	9472	03/27/02	403000	1950	1000	8	1996	3	21476	N	N	9333 NE 175TH ST
4	525550	0040	10/11/01	274500	1980	0	8	1965	3	8550	N	N	10509 NE 197TH ST
4	073100	0200	06/25/01	297000	2000	0	8	1985	3	9600	N	N	10813 NE 182ND CT
4	525550	0290	06/21/02	259000	2000	200	8	1966	3	8300	N	N	10502 NE 197TH ST
4	073100	0010	10/21/02	302000	2020	0	8	1986	3	10903	N	N	10806 NE 183RD CT
4	525520	0220	03/26/01	240000	2020	0	8	1965	3	8531	N	N	10604 NE 195TH ST
4	072605	9400	04/19/01	245000	2040	0	8	1969	3	8400	N	N	18418 94TH AV NE
4	769780	0060	08/04/01	270000	2060	0	8	1979	3	9825	N	N	10451 NE 204TH PL
4	173732	0310	12/10/01	269000	2100	0	8	1977	4	8021	N	N	9040 NE 195TH ST
4	072605	9011	07/06/01	375000	2170	1200	8	1998	3	21713	N	N	9430 NE 181ST LN
4	072605	9363	09/18/01	297450	2180	0	8	1964	3	17200	N	N	17516 92ND AV NE

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4	073100	0030	09/14/01	382500	2220	1380	8	1985	3	9600	N	N	10820 NE 183RD CT
4	525510	0170	02/14/01	254978	2340	0	8	1961	4	9399	N	N	10430 NE 193RD ST
4	072605	9440	09/06/01	549000	2360	0	8	1977	3	54014	N	N	17404 93RD AV NE
4	525540	0150	09/24/01	276000	2480	0	8	1978	3	8432	N	N	20017 102ND PL NE
4	062605	9353	05/02/02	385000	2490	0	8	2001	3	9602	N	N	9506 NE 191ST ST
4	206180	0025	04/24/02	315000	2520	620	8	1972	4	10640	N	N	10231 NE 200TH ST
4	073100	0180	02/12/02	306500	2580	0	8	1986	3	12307	N	N	10821 NE 182ND CT
4	062605	9201	09/20/02	386000	2600	0	8	2002	3	8400	N	N	0 NE 191ST ST
4	173732	0370	06/29/01	303000	2620	0	8	1976	3	9123	N	N	8918 NE 195TH ST
4	525560	0280	06/21/02	375000	2660	0	8	1987	3	8654	N	N	10426 NE 198TH ST
4	525573	0180	08/12/02	339000	2760	0	8	1973	3	11396	N	N	10535 NE 201ST ST
4	062605	9351	03/13/02	419950	3030	0	8	2002	3	12026	N	N	9436 NE 191ST ST
4	926926	0530	02/22/01	408000	3930	0	8	2001	3	23175	N	N	17511 92ND AV NE
4	072605	9473	03/22/01	348950	2220	0	9	1998	3	14770	Y	N	9409 NE 180TH ST
4	052605	9305	01/02/01	332950	2320	0	9	2000	3	9115	N	N	19836 104TH AV NE
4	062605	9354	06/18/02	389950	2330	0	9	2002	3	10164	N	N	20207 96TH AV NE
4	072605	9434	11/13/01	359900	2380	0	9	1976	4	43451	N	N	18024 94TH AV NE
4	241250	0030	05/22/02	382500	2410	0	9	1992	3	9855	N	N	19015 88TH PL NE
4	255750	0210	08/15/01	450000	2420	0	9	1999	3	43377	N	N	9557 NE 198TH ST
4	339505	0020	04/29/02	308000	2480	0	9	1985	3	8434	N	N	10332 NE 201ST PL
4	062605	9332	11/16/01	382000	2570	0	9	2001	3	11451	N	N	20201 96TH AV NE
4	052605	9292	08/30/01	366000	2610	0	9	1987	3	8401	N	N	10331 NE 201ST PL
4	062605	9355	05/23/02	405000	2650	0	9	2002	3	21528	N	N	20211 96TH AV NE
4	062605	9187	06/19/02	414500	2730	0	9	2002	3	21327	N	N	20215 96TH AV NE
4	062605	9187	10/03/01	405000	2730	0	9	2002	3	21327	N	N	20215 96TH AV NE
4	339505	0050	03/26/01	415000	3800	0	9	1983	3	13995	Y	N	10318 NE 201ST PL
4	613761	0510	09/07/01	395000	2040	1040	10	1989	3	8237	Y	N	19620 109TH PL NE
4	613761	0260	07/10/01	399000	2360	0	10	1998	3	8103	Y	N	19609 109TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	613761	0250	01/22/02	388000	2450	0	10	1995	3	10220	Y	N	19604 109TH CT NE
4	613761	0180	02/22/01	372950	2470	0	10	1992	3	8756	Y	N	19621 109TH PL NE
4	613761	0090	02/06/01	354500	2490	0	10	1989	3	10494	Y	N	10906 NE 197TH ST
4	613761	0210	07/16/02	385000	2690	0	10	1989	3	8151	Y	N	19607 109TH CT NE
4	613761	0530	06/10/02	455000	2830	0	10	1991	3	9043	Y	N	19628 109TH PL NE
4	613761	0370	11/22/02	398000	2950	0	10	1989	3	8771	Y	N	19626 110TH PL NE
4	613761	0380	05/02/01	459000	2950	1480	10	1991	3	9118	Y	N	19630 110TH PL NE
4	613761	0480	01/04/01	380000	3000	0	10	1989	3	9835	Y	N	19607 110TH PL NE
4	613761	0560	04/29/02	439950	3040	1090	10	1989	3	10014	Y	N	10919 NE 197TH ST
4	613761	0130	06/12/02	499000	3730	0	10	1989	3	8462	Y	N	19643 109TH PL NE
5	923845	0080	03/25/02	206000	970	0	7	1963	3	11570	N	N	19200 133RD PL NE
5	923845	0520	11/15/02	196000	990	0	7	1968	3	9870	N	N	13200 NE 192ND ST
5	923845	0330	05/24/02	215000	1070	0	7	1969	3	10563	N	N	19433 131ST AV NE
5	951710	0252	11/12/01	239500	1170	0	7	1995	3	8091	N	N	13408 NE 184TH PL
5	680460	0400	08/20/02	260000	1180	570	7	1980	3	9737	N	N	18424 129TH AV NE
5	923845	0120	11/06/01	199950	1280	0	7	1968	3	9590	N	N	19226 133RD PL NE
5	923845	0140	01/24/02	215450	1280	0	7	1968	3	11250	N	N	13236 NE 193RD PL
5	923845	0150	02/25/02	235000	1280	0	7	1968	3	9898	N	N	13232 NE 193RD PL
5	923845	0470	02/20/01	227500	1280	0	7	1968	3	9427	N	N	19227 133RD PL NE
5	923845	0180	08/22/01	213000	1310	0	7	1968	3	10553	N	N	13208 NE 193RD PL
5	565101	0010	04/13/01	236000	1330	0	7	1988	3	4478	N	N	12800 NE 201ST PL
5	680460	0270	10/09/01	218000	1330	0	7	1982	3	8791	N	N	12910 NE 182ND PL
5	914430	0130	09/05/01	257500	1330	0	7	1969	3	9786	N	N	18558 133RD PL NE
5	666241	0140	05/07/02	269500	1340	0	7	1977	3	10600	N	N	19543 128TH PL NE
5	666241	0190	03/25/02	273500	1360	460	7	1977	3	12450	N	N	12901 NE 195TH PL
5	062210	0134	07/11/01	234950	1380	0	7	1985	3	12665	N	N	18921 136TH AV NE
5	565101	0160	01/10/01	220000	1390	0	7	1988	3	5868	N	N	12816 NE 200TH PL
5	565101	0200	01/03/01	213950	1390	0	7	1988	3	5774	N	N	12815 NE 200TH PL

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	565100	0170	11/30/01	236500	1410	0	7	1987	3	4400	N	N	20212 HOLLYHILLS DR NE
5	666241	0100	11/08/02	310000	1450	0	7	1977	3	11132	N	N	19518 128TH PL NE
5	142890	0005	03/12/01	316000	1480	0	7	1972	3	34728	N	N	20409 130TH AV NE
5	142720	0070	08/22/01	287500	1620	0	7	1993	3	6059	N	N	12903 NE 203RD CT
5	565100	0350	01/15/02	239950	1660	0	7	1987	3	4000	N	N	20215 HOLLYHILLS DR NE
5	802965	0040	11/17/02	222225	1670	0	7	1999	3	3565	N	N	18561 134TH PL NE
5	565101	0030	07/05/02	274950	1690	0	7	1988	3	4300	N	N	12808 NE 201ST PL
5	923845	0260	12/12/01	221650	1700	0	7	1969	3	9875	N	N	13110 NE 194TH ST
5	142720	0100	10/18/01	237500	1710	0	7	1972	3	10995	N	N	12919 NE 203RD CT
5	565101	0220	06/12/02	253000	1720	0	7	1988	3	4026	N	N	12807 NE 200TH PL
5	565101	0080	06/25/02	286000	1730	0	7	1988	3	4637	N	N	12821 NE 201ST PL
5	062210	0094	11/22/02	299950	1750	810	7	1979	3	19719	N	N	19402 133RD CT NE
5	565101	0120	06/06/01	242500	1790	0	7	1988	3	4147	N	N	12805 NE 201ST PL
5	565101	0370	06/02/01	253000	1890	0	7	1988	3	4000	N	N	12724 NE 200TH PL
5	565101	0050	03/12/01	274000	2040	0	7	1988	3	6405	N	N	12816 NE 201ST PL
5	951710	0256	10/29/02	312950	2160	0	7	2001	3	11002	N	N	13408 NE 148TH PL
5	951710	0254	01/23/02	315000	2180	0	7	2001	3	6907	N	N	13408 NE 148TH PL
5	142720	0090	05/17/01	323000	2800	0	7	1995	3	6842	N	N	12909 NE 203RD CT
5	680460	0330	07/03/01	269950	1360	450	8	1981	3	9935	N	N	18416 129TH AV NE
5	680600	0140	05/17/02	286500	1360	480	8	1984	3	9612	N	N	13035 NE 184TH PL
5	680460	0140	01/22/02	267500	1370	400	8	1980	3	9623	N	N	18221 130TH PL NE
5	680460	0260	06/27/02	275000	1380	280	8	1981	3	9600	N	N	18223 129TH PL NE
5	042605	9047	05/01/01	317000	1440	960	8	1977	3	29525	N	N	13132 NE 187TH PL
5	680460	0320	08/17/01	275000	1440	440	8	1980	3	9744	N	N	18408 129TH AV NE
5	424940	0170	01/25/01	243000	1480	0	8	1998	3	3489	N	N	20007 131ST PL NE
5	424940	0220	03/09/01	245000	1480	0	8	1998	3	5595	N	N	13205 NE 201ST CT
5	424940	0270	01/07/02	239950	1480	0	8	1998	3	3851	N	N	13206 NE 201ST CT
5	424940	0280	04/23/02	245500	1480	0	8	1998	3	4322	N	N	13208 NE 201ST CT

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Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	680460	0430	06/25/01	297000	1570	830	8	1980	3	9691	N	N	18516 129TH LN NE
5	062210	0043	05/31/02	233000	1650	0	8	1980	3	18510	N	N	19106 136TH AV NE
5	424940	0210	02/07/02	265000	1650	0	8	1998	3	4416	N	N	13207 NE 201ST CT
5	424940	0260	01/10/02	265000	1650	0	8	1998	3	3770	N	N	13204 NE 201ST CT
5	424940	0290	04/23/02	274900	1650	0	8	1998	3	6237	N	N	13210 NE 201ST CT
5	424940	0120	02/23/01	285000	1850	750	8	1998	3	6134	N	N	13009 NE 200TH PL
5	680460	0170	01/11/02	269950	1850	0	8	1980	3	10460	N	N	18310 129TH PL NE
5	271750	0060	03/23/01	297500	1900	0	8	1993	3	6510	N	N	13030 NE 198TH CT
5	247540	0070	05/13/02	327000	2140	0	8	2002	3	7379	N	N	18020 129TH AV NE
5	142890	0083	01/17/02	332000	2180	0	8	1981	3	31275	N	N	12924 NE 197TH ST
5	247540	0010	12/27/01	319349	2280	0	8	2001	3	6800	N	N	18134 129TH PL NE
5	247540	0110	11/13/01	329950	2280	0	8	2001	3	10258	N	N	18115 129TH PL NE
5	247540	0060	02/09/02	349715	2289	0	8	2001	3	9713	N	N	18026 129TH PL NE
5	680460	0940	11/19/02	309950	2340	0	8	1983	3	10212	N	N	12809 NE 184TH CT
5	247540	0050	04/15/02	325000	2360	0	8	2002	3	6216	N	N	18032 129TH PL NE
5	247540	0140	04/24/02	334950	2380	0	8	2002	3	5955	N	N	18127 129TH AV NE
5	247540	0040	10/29/01	341950	2410	0	8	2001	3	6656	N	N	18116 129TH PL NE
5	680460	0370	04/06/01	285000	2430	0	8	1982	3	10715	N	N	18425 129TH AV NE
5	247540	0120	06/01/01	338950	2530	0	8	2001	3	8116	N	N	12911 NE 182ND PL
5	247540	0100	06/18/02	359950	2630	0	8	2002	3	8264	N	N	18107 129TH AV NE
5	144630	0050	02/20/02	349000	1790	550	9	1989	3	8115	N	N	13031 NE 202ND PL
5	144630	0260	03/09/01	365000	2100	0	9	1989	3	7160	N	N	13113 NE 203RD PL
5	144630	0030	04/01/02	372500	2460	0	9	1990	3	7275	N	N	13019 NE 202ND PL
5	144630	0270	06/26/01	387950	2460	0	9	1989	3	7471	N	N	13121 NE 203RD PL
5	144630	0020	03/08/01	368000	2550	0	9	1992	3	7275	N	N	13013 NE 202ND PL
5	883535	0200	05/23/01	374000	2700	0	9	1992	3	7480	N	N	13026 NE 197TH PL
5	032605	9098	02/07/02	415000	2790	0	9	1993	3	24959	N	N	20308 132ND AV NE
5	142890	0120	08/24/01	325000	2510	0	10	1998	3	6578	N	N	19502 130TH AV NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	011410	0025	04/01/02	46577	Dor Ratio
2	011410	0126	10/24/01	400000	Impcount > 1
2	011410	0155	01/25/02	108888	Dor Ratio
2	011410	0168	09/06/01	193841	Exempt From Excise Tax
2	011410	0168	04/27/01	205000	Imp. Characteristics Changed Since Sale
2	011410	0330	05/22/02	160000	Estate Administrator, Guardian, Or Executor
2	011410	0394	08/18/01	175439	Partial Interest (103, 102, Etc.)
2	011410	0406	10/29/01	89820	Quit Claim Deed
2	011410	0417	04/08/02	113063	Related Party, Friend, Or Neighbor
2	011410	0797	03/23/01	88000	%Compl
2	012604	9057	12/07/01	542500	One Of Only 3 Poor Condition Imps
2	012604	9079	03/26/01	127000	Related Party, Friend, Or Neighbor
2	012604	9093	10/29/02	32200	Dor Ratio
2	012604	9105	05/24/01	250000	Double Sale
2	012604	9208	09/12/01	107000	Dor Ratio
2	072605	9185	09/12/02	549500	Diagnostic Outlier
2	111260	0010	09/10/02	119647	Dor Ratio
2	257050	0180	03/26/02	175000	Non-Representative Sale
2	257050	0270	09/19/01	89700	Related Party, Friend, Or Neighbor
2	382410	0080	08/14/01	220000	Related Party, Friend, Or Neighbor
2	382410	0108	07/25/02	246750	Double Sale
2	382410	0300	07/26/01	145000	Ratio Outlier
2	394960	0110	12/27/01	226000	Related Party, Friend, Or Neighbor
2	402770	1155	02/05/02	66418	Related Party, Friend, Or Neighbor
2	402770	1235	04/17/01	37001	Exempt From Excise Tax
2	809380	0010	04/09/02	254950	Estate Administrator, Guardian, Or Executor
2	866300	0030	05/20/02	225000	Quit Claim Deed
2	866300	0100	12/06/01	162000	One Of Only 2 Fair Condition Imps
2	920255	0010	03/18/02	390000	0 %Compl Activepermitbeforesale>25K
2	920255	0120	04/16/02	390000	Relocation - Sale By Service
2	920255	0120	04/16/02	390000	Relocation - Sale To Service
2	920255	0130	02/08/01	418500	%Compl
2	929550	0230	06/28/02	305000	Diagnostic Outlier
3	020051	0620	01/30/02	371000	Relocation - Sale By Service
3	020051	0620	01/11/02	371000	Relocation - Sale To Service
3	082605	9045	11/21/02	1150000	Ratio Outlier
3	082605	9074	11/26/01	405000	Ratio Outlier
3	082605	9314	08/09/01	595000	Plottage
3	082605	9362	01/02/01	425000	Ratio Outlier
3	096110	0052	07/27/01	225000	One Of Only 3 Poor Condition Imps
3	096110	0075	12/21/01	180000	Forced Sale

Improved Sales Removed from this Annual Update Analysis

Area 38

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	103610	0040	10/21/02	347000	Double Sale
3	108880	0560	09/18/02	450000	Double Sale
3	108880	0850	04/03/01	409000	No Market Exposure
3	108881	0160	12/02/02	358828	No Market Exposure
3	172605	9138	09/20/02	769200	0 %Compl Activepermitbeforesale>25K
3	182605	9037	02/22/02	67027	Related Party, Friend, Or Neighbor
3	357860	0030	02/02/01	175000	Related Party, Friend, Or Neighbor
3	357860	0199	03/27/01	240000	Diagnostic Outlier
3	357870	0071	04/23/01	216000	Imp. Characteristics Changed Since Sale
3	563150	0892	08/13/02	117500	Dor Ratio
3	563150	0902	10/09/01	179000	Diagnostic Outlier
3	563450	0372	02/20/02	35333	Related Party, Friend, Or Neighbor
3	563450	0425	10/23/02	300000	Diagnostic Outlier
3	563450	0640	09/05/01	114159	Related Party, Friend, Or Neighbor
3	563450	0741	10/10/01	75000	Non-Representative Sale Dorratio
3	563450	0963	12/17/01	125000	Forced Sale
3	664103	0080	07/25/02	479950	0 %Compl Activepermitbeforesale>25K
3	689999	0080	02/13/01	350000	Non-Representative Sale
3	689999	0130	08/14/01	729000	Diagnostic Outlier
3	885400	0040	03/18/02	320000	Imp. Characteristics Changed Since Sale
4	052605	9041	07/08/02	235000	One Of Only 3 Poor Condition Imps
4	052605	9117	05/15/01	239950	Double Sale
4	052605	9174	11/14/01	180000	Ratio Outlier
4	052605	9292	11/05/02	367000	Double Sale
4	062605	9210	07/25/01	255000	Double Sale
4	062605	9269	05/24/02	63846	Quit Claim Deed
4	062605	9271	07/29/02	121539	Dor Ratio
4	062605	9319	02/17/01	77500	Partial Interest (103, 102, Etc.)
4	062605	9352	08/07/02	419950	0 %Compl Activepermitbeforesale>25K
4	072605	9078	12/05/01	220000	One Of Only 2 Fair Condition Imps
4	072605	9119	11/16/01	300000	Imp. Characteristics Changed Since Sale
4	072605	9296	01/02/02	24167	Related Party, Friend, Or Neighbor
4	072605	9349	02/18/02	257000	Estate Administrator, Guardian, Or Executor
4	091000	0064	01/12/02	180000	Obsolescence
4	091000	0068	11/23/01	107000	Non-Representative Sale Dorratio
4	091000	0080	04/24/02	165000	Bankruptcy - Receiver Or Trustee
4	144400	0010	09/19/01	200000	Related Party, Friend, Or Neighbor
4	177670	0020	05/20/02	186751	Partial Interest (103, 102, Etc.)
4	213800	0050	09/26/01	239000	Double Sale
4	224800	0050	02/28/01	170455	Corporate Affiliates
4	298800	0010	08/27/02	144000	Ratio Outlier

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	525510	0280	01/08/01	114550	Partial Interest (103, 102, Etc.)
4	525520	0050	02/12/01	235000	Imp. Characteristics Changed Since Sale
4	525540	0080	06/24/02	260000	Related Party, Friend, Or Neighbor
4	551880	0030	09/20/01	380000	Related Party, Friend, Or Neighbor
4	605760	0005	09/04/02	116000	Quit Claim Deed
4	613761	0380	05/25/01	459000	Double Sale
4	635990	0055	04/18/01	125000	Related Party, Friend, Or Neighbor
4	635990	0070	07/23/02	402000	Ratio Outlier
4	809730	0160	01/19/01	90756	Quit Claim Deed
4	816440	0010	04/08/02	272500	Estate Administrator, Guardian, Or Executor
4	926926	0040	01/31/01	5000	Quit Claim Deed
4	926926	0400	05/02/01	276000	Double Sale
4	955760	0010	10/08/02	333500	0 %Compl Activepermitbeforesale>25K
4	955760	0140	10/18/02	332000	0 %Compl Activepermitbeforesale>25K
5	062210	0091	10/24/02	54190	Dor Ratio
5	142890	0080	12/26/01	125000	No Market Exposure Dorratio
5	247540	0130	03/07/02	346357	Statement To Dor
5	424940	0180	04/24/01	245000	Related Party, Friend, Or Neighbor
5	565101	0190	08/02/01	266000	Related Party, Friend, Or Neighbor
5	666240	0020	05/23/01	44900	Related Party, Friend, Or Neighbor
5	666240	0170	05/15/01	95134	Related Party, Friend, Or Neighbor
5	680460	0620	04/26/02	110123	Statement To Dor
5	680460	0630	02/22/01	220000	No Market Exposure
5	923845	0050	01/12/01	175000	Related Party, Friend, Or Neighbor
5	923845	0210	05/06/02	223000	Estate Administrator, Guardian, Or Executor